

BOARD OF APPEAL REFERRALS

July 15, 1982

1. Z-5667-5680 Trustees of Boston University  
844-850, 854, and 864-872 Beacon Street,  
1A and 15 Buswell Street,  
56, 74, and 77 Bay State Road, Boston
2. Z-5681 Boston Kenmore Realty Corp.  
645 Beacon Street, Boston
3. Z-5684 Estate of Elias F. Shamon  
18 Farquhar Street, Roslindale
4. Z-5685 Edward A. Giampaolo  
25 Pleasant view Street, Roslindale
5. Z-5700 One Post Office Square Associates / Edwin A. Sidman  
1 Post Office Square, Boston
6. Z-5701-5702 Brantam Corp. / Branka Milosevic, President  
26-28 Temple Street, Boston
7. Z-5705 Antonio Nardelli, Trustee  
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8. Z-5706 AHEPA Charitable & Educational Corp.  
Massachusetts Charitable Mechanics Association (purchaser)  
305 Commonwealth Avenue, Boston
9. Z-5707 Michael Black  
45 Martin Street, West Roxbury
10. Z-5708 Matthew DiCarlo  
17-19 Wiget and 21 North Mrgin Street, Boston
11. Z-5709 Unitarian Universalist Association  
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16. Z-5753 George Sarmaniotte  
6 DeRoma Road, West Roxbury
17. Z-5754 Oy Wah Yue  
79 River Street and 8-10 Sturbridge Street, Dorchester

BOARD OF APPEAL REFERRALS

July 15, 1982

(continued)

18. Z-5761 Leonard Petrone and Kenneth Capozzi  
159 Maverick Street, East Boston
19. Z-5771 Boston Redevelopment Authority  
South Cove Nursing Facilities Foundation, Inc.  
(tentatively designated developer)  
120 Shawmut Avenue, Boston



MEMORANDUM

July 15, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert J. Ryan, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 7/22/82

Z-5667-5680  
Trustees of Boston University  
844-850, 854, and 864-872 Beacon Street,  
1A and 15 Buswell Street, and  
56, 74, and 77 Bay State Road, Boston

14 structures

District(s): apartment H-2 and H-4 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: change occupancy to dormitories, student apartments, faculty-staff  
apartments, and three doctors' offices

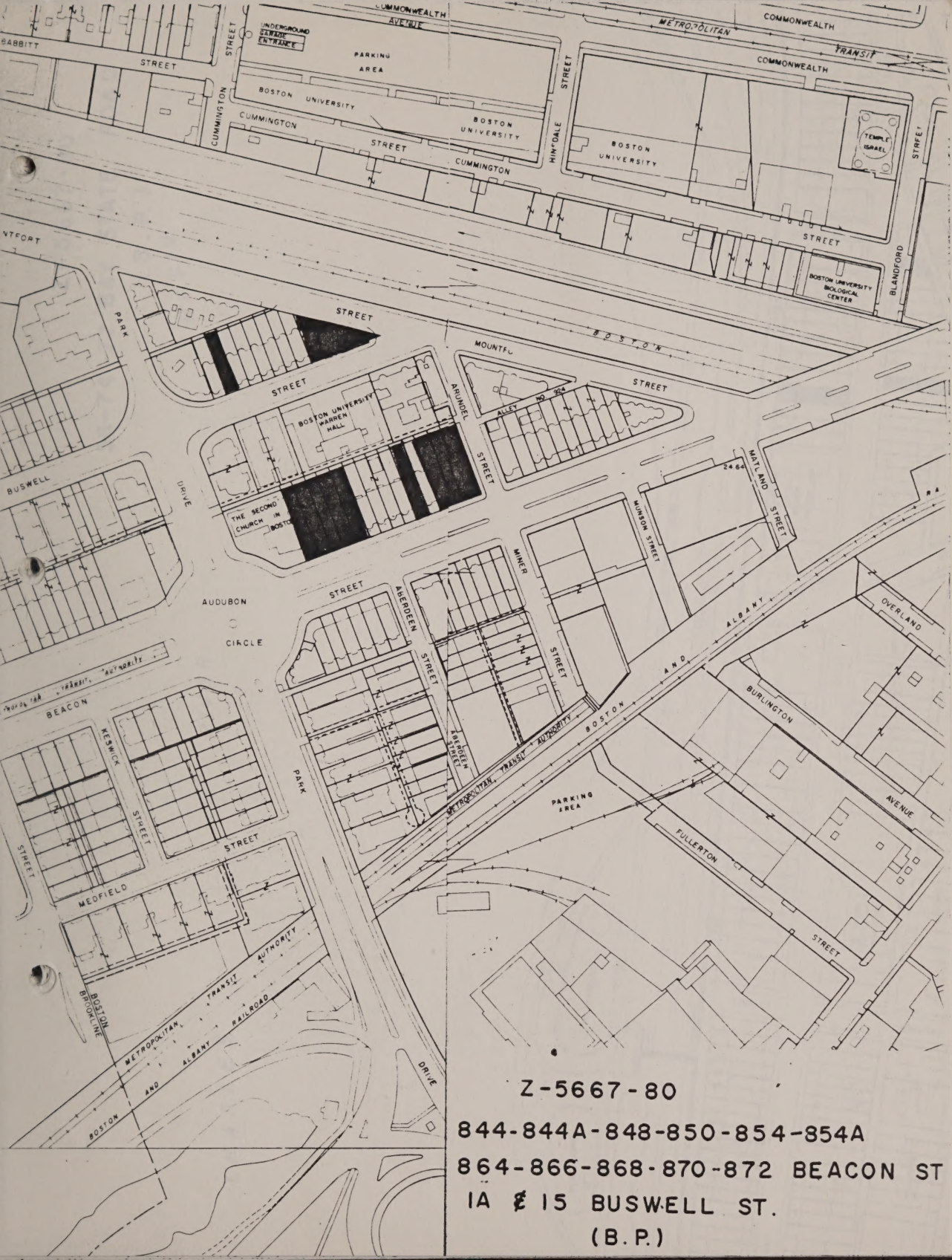
Violation(s):  
Section

Dwelling converted for additional units.  
Dormitory accessory to a university is conditional use  
Doctors' offices are conditional uses.  
Ancillary faculty-staff apartments are conditional uses.  
Floor area ratio is excessive.  
Open space and off-street parking are insufficient.

Faculty/staff apartments on Bay State Road and dormitory uses on Buswell Street are consistent with B.U./City Cooperation Agreement; doctors' offices at 77 Bay State Road legalize an existing use; dormitory uses on Beacon Street legalize existing long-term student occupancy of these properties. Recommend approval with proviso.

VOTED: In reference to petitions Z-5667-5680, Trustees of Boston University, 844-850, 854, and 864-872 Beacon Street, 1A and 15 Buswell Street, and 56, 74, and 77 Bay State Road, Boston, for 18 conditional uses and five variances for change of occupancy of fourteen structures to dormitories, student apartments, faculty-staff apartments, and three doctors' offices in apartment (H-2 and H-4) districts, the Boston Redevelopment Authority recommends approval with the proviso that full real estate taxes will continue to be paid on these properties.





Z-5667-80

844-844A-848-850-854-854A

864-866-868-870-872 BEACON ST

IA £ 15 BUSWELL ST.

(B.P.)



Z-5667-80

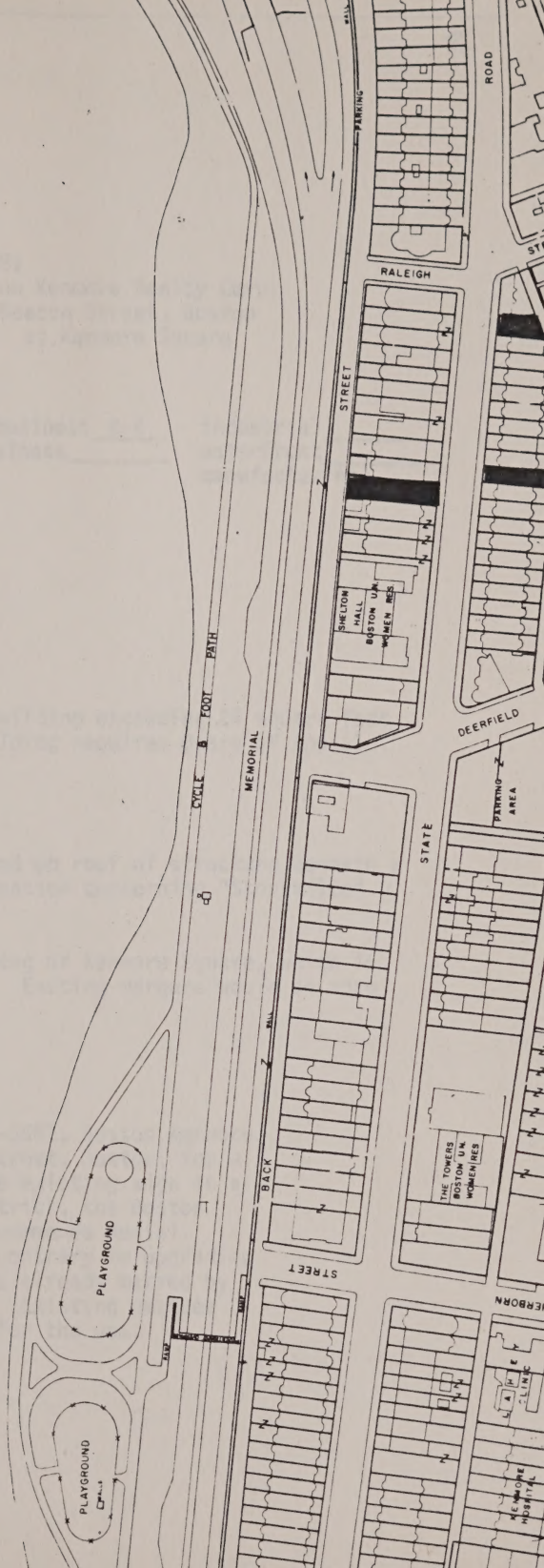
56-74-77 BAY STATE ROAD

(B.P.)

BASIN

RIVER

CHARLES



## Board of Appeal Referrals 7/15/82

Hearing: 7/20/82

Z-5681

Boston Kenmore Realty Corp.  
 645 Beacon Street, Boston  
 at Kenmore Square

Six-story structure

|              |                     |                             |                     |
|--------------|---------------------|-----------------------------|---------------------|
| District(s): | apartment _____     | general business <u>B-4</u> | industrial _____    |
|              | residential _____   | local business _____        | waterfront _____    |
|              | single family _____ |                             | manufacturing _____ |

Purpose: legalize existing rooftop sign.

## Violation(s):

Sign attached at right angles to building exceeding 24 square feet in area and located on roof of building requires Board of Appeal approval.

Rectangular 40 x 9 square foot sign is located on roof of structure beneath a larger round billboard. Sign contains information concerning "Storyville" basement restaurant.

Proposal is excessive and contrary to upgrading of Kenmore Square, which is already marred by oversized rooftop signage. Existing marquee would be more appropriate for the use. Recommend denial.

VOTED: In reference to petition Z-5681, Boston Kenmore Realty Corp., 645 Beacon Street, Boston, for a conditional use to legalize existing sign in a general business (B-4) district, the Boston Redevelopment Authority recommends denial. Proposal is excessive and contrary to upgrading of Kenmore Square, which is already marred by oversized rooftop signage. Existing marquee would be more appropriate for the use.





Z-5681  
645 BEACON ST.  
(B.P.)

Board of Appeal Referrals 7/15/82

Hearing: 7/20/82

Z-5684  
Estate of Elias F. Shamon  
18 Farquhar Street, Roslindale  
near South Street

2½-story structure

|              |                         |                       |                    |
|--------------|-------------------------|-----------------------|--------------------|
| District(s): | apartment_____          | general business_____ | industrial_____    |
|              | residential <u>R-.5</u> | local business_____   | waterfront_____    |
|              | single family_____      |                       | manufacturing_____ |

Purpose: change occupancy from one- to two-family dwelling.

Violation(s):

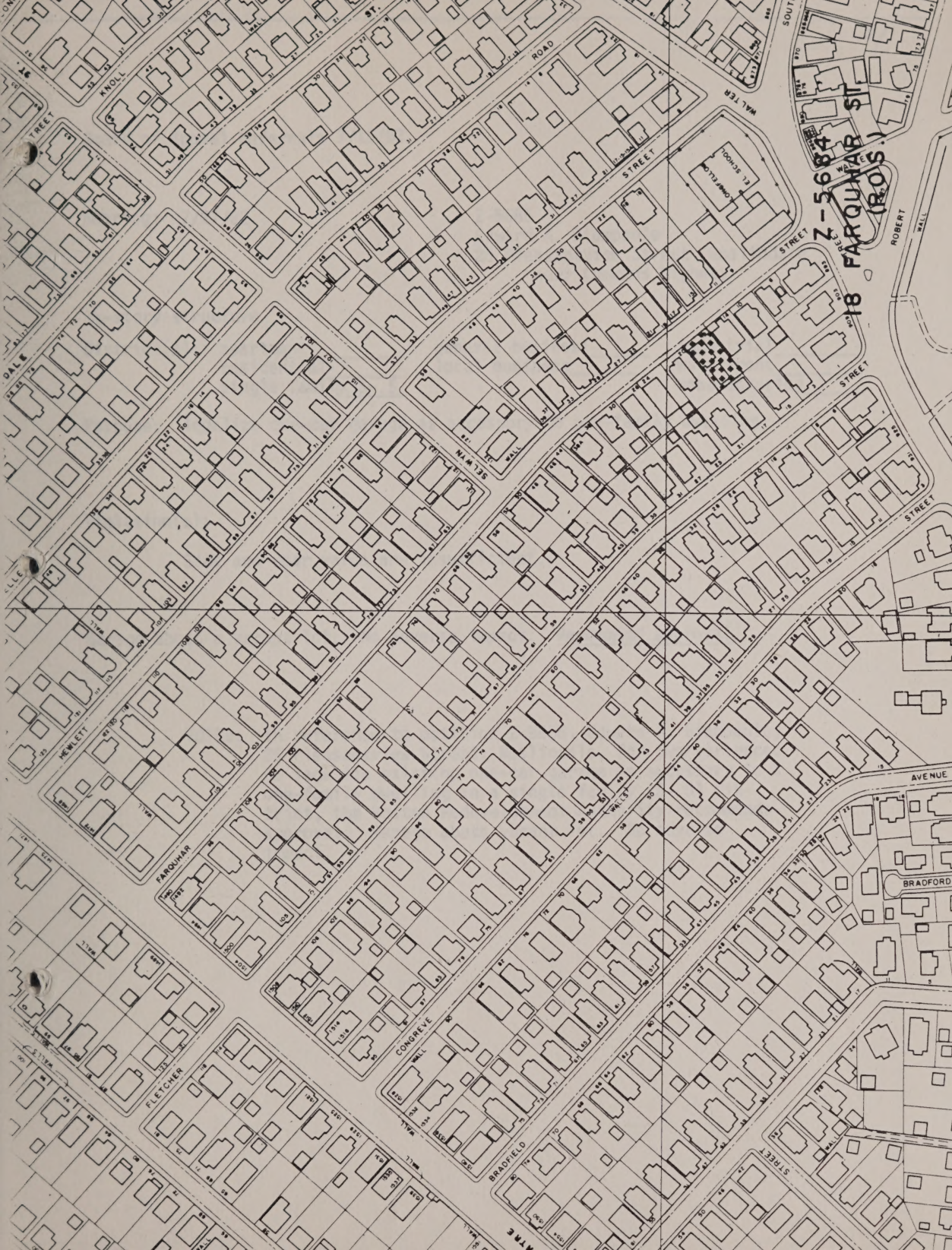
Dwelling increased for more families is conditional use.

Lot area is insufficient.

Conversion is consistent with other properties on street. Dwelling will be owner-occupied. Recommend approval.

VOTED: In reference to petition Z-5684, Estate of Elias F. Shamon, 18 Farquhar Street, Roslindale, for a conditional use and a variance for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Conversion is consistent with other properties on street. Dwelling will be owner-occupied.





Z-5684  
18 FARQUHAR ST  
(ROIS)



Board of Appeal Referrals 7/15/82

Hearing: 7/27/82

Z-5685  
Edward A. Giampaolo  
25 Pleasantview Street, Roslindale  
near Cummins Highway

1½-story structure

|              |                           |                        |                     |
|--------------|---------------------------|------------------------|---------------------|
| District(s): | apartment _____           | general business _____ | industrial _____    |
|              | residential _____         | local business _____   | waterfront _____    |
|              | single family <u>S-.5</u> |                        | manufacturing _____ |

Purpose: legalize one-car garage as accessory to one-family dwelling.

Violation(s):

Side and rear yards are insufficient.

Garage abuts a vacant lot. No adverse impact. Recommend approval.

VOTED: In reference to petition Z-5685, Edward A. Giampaolo, 25 Pleasantview Street, Roslindale, for two variances to legalize existing one-car garage as accessory to a one-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Garage abuts vacant lot. No adverse impact.



Z-5685

25 PLEASANTVIEW ST.  
(R.O.S.)

PRENDERGAST  
PREVENTORIUM



## Board of Appeal Referrals 7/15/82

Hearing: 7/27/82

Z-5700

One Post Office Square Associates

Edwin N. Sidman

1 Post Office Square, Boston

40-story structure

|              |                    |                              |                    |
|--------------|--------------------|------------------------------|--------------------|
| District(s): | apartment_____     | general business B-10-D_____ | industrial_____    |
|              | residential_____   | local business_____          | waterfront_____    |
|              | single family_____ |                              | manufacturing_____ |

Purpose: change occupancy from offices, stores, restaurants, bank, and garage to offices, stores, restaurant complex, bank, garage, and car rental agency.

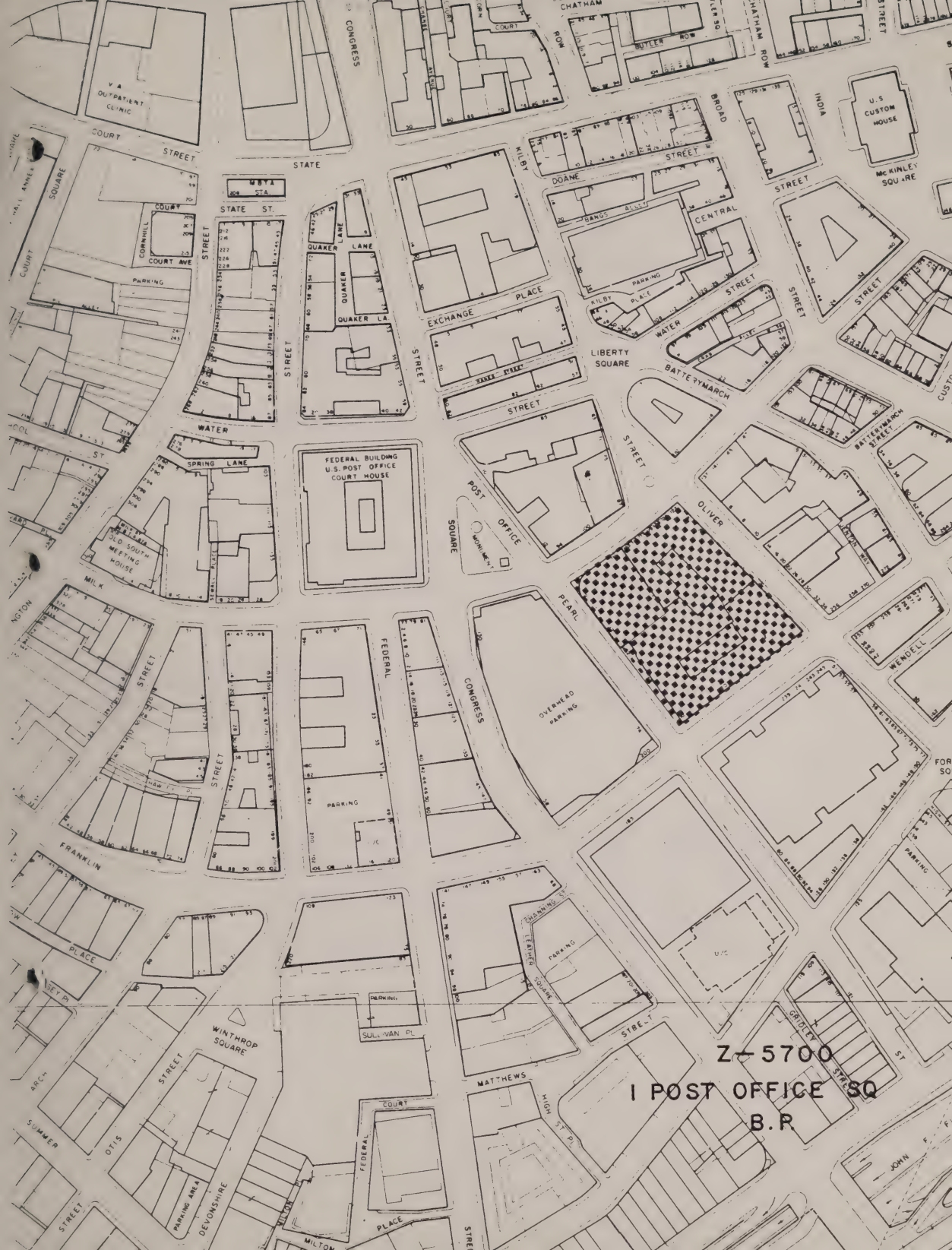
Violation(s):

Rental agency is conditional use.

Five of existing 385 garage spaces will be used by Hertz rental car agency in conjunction with Meridien Hotel. Recommend approval.

VOTED: In reference to petition Z-5700, One Post Office Square Associates, 1 Post Office Square, Boston, for a conditional use for change of occupancy from offices, stores, restaurants, bank, and garage to offices, stores, restaurant complex, bank, garage, and car rental agency in a general business (B-10-D) planned development area district, the Boston Redevelopment Authority recommends approval. Five of existing 385 garage spaces will be used to provide car rental service.





Z-5700

I POST OFFICE SQ

B.P.

Board of Appeal Referrals 7/15/82

Hearing: 7/27/82

Z-5701-5702

Brantam Corp.

Branka Milosevic, President

26-28 Temple Street, Boston

near Cambridge Street

4- and 4½-story structures

|              |                         |                        |                     |
|--------------|-------------------------|------------------------|---------------------|
| District(s): | apartment <u>H-2-65</u> | general business _____ | industrial _____    |
|              | residential _____       | local business _____   | waterfront _____    |
|              | single family _____     |                        | manufacturing _____ |

Purpose: change occupancy from lodging houses to five and four apartments respectively; erect one-story addition.

Violation(s):

Floor area ratio is excessive.

Open space is insufficient.

Proposed occupancy is compatible with Beacon Hill residential neighborhood. Building will be rehabilitated. Petitioner must receive design approval from Beacon Hill Architectural Commission after Board of Appeal hearing.  
Recommend approval.

VOTED: In reference to petitions Z-5701-5702, Brantam Corp., 26-28 Temple Street, Boston, for four variances for change of occupancy from lodging houses to five and four apartments respectively in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Proposed occupancy is compatible with Beacon Hill neighborhood. Buildings will be rehabilitated.





Z-5701-02

26-28 TEMPLE ST  
(B.P.)

Board of Appeal Referrals 7/15/82

Hearing: 7/20/82

Z-5705

Antonio Nardelli, Trustee  
344 Market Street, Brighton  
near Sparhawk Street

Two-story structure

|              |                        |                        |                     |
|--------------|------------------------|------------------------|---------------------|
| District(s): | apartment _____        | general business _____ | industrial _____    |
|              | residential <u>R-5</u> | local business _____   | waterfront _____    |
|              | single family _____    |                        | manufacturing _____ |

Purpose: change occupancy to eight apartments.  
(no record of legal occupancy).

Violation(s):

Multifamily dwelling is forbidden use.

Lot area, lot width, lot frontage, and open space are insufficient.

Number of stories is excessive.

No record of legal occupancy; formerly a one-family dwelling and funeral home. Substantial renovation work has begun. Residential use is compatible with neighborhood. Adequate parking provided. No apparent opposition. Recommend approval with proviso.

VOTED: In reference to petition Z-5705, Antonio Nardelli, Trustee, 344 Market Street, Brighton, for a forbidden use and five variances for change of occupancy to eight apartments in a residential (R-5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.





Z-5705  
344 MARKET ST.  
(BR)

MC. KINNEY  
PLAYGROUND

PLAYGROUND

PARKING

ST. COLUMILLE  
SCHOOL

ST. COLUMILLE  
CHURCH

Board of Appeal Referrals 7/15/82

Hearing: 7/20/82

Z-5706  
AHEPA Charitable & Educational Corp.  
Massachusetts Charitable Mechanics  
Association (purchaser)  
305 Commonwealth Avenue, Boston  
near Hereford Street

Four-story structure

District(s): apartment H-3-65 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: change occupancy from one-family dwelling to offices.

Violation(s):

Office building is forbidden use.

Accessory off-street parking is conditional use.

Building has been occupied by a tax exempt charitable organization for over 50 years. Structure should be returned to tax roles for residential use compatible with predominantly residential neighborhood, in accord with policy of Neighborhood Association of Back Bay. Recommend denial.

VOTED: In reference to petition Z-5706, AHEPA Charitable & Educational Corp., 305 Commonwealth Avenue, Boston, for a forbidden use and a conditional use for change of occupancy from one-family dwelling to offices in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial. Structure should be returned to residential use compatible with predominantly residential neighborhood.





Z-5706

STORROW 305 COMMONWEALTH A  
(B.P.)

Board of Appeal Referrals 7/15/82

Hearing: 7/20/82

Z-5707

Michael Black

45 Martin Street, West Roxbury  
near Bellevue Street

2½-story structure

|              |                           |                       |                    |
|--------------|---------------------------|-----------------------|--------------------|
| District(s): | apartment_____            | general business_____ | industrial_____    |
|              | residential_____          | local business_____   | waterfront_____    |
|              | single family <u>S-.3</u> |                       | manufacturing_____ |

Purpose: erect one-story addition to one-family dwelling.

Violation(s):

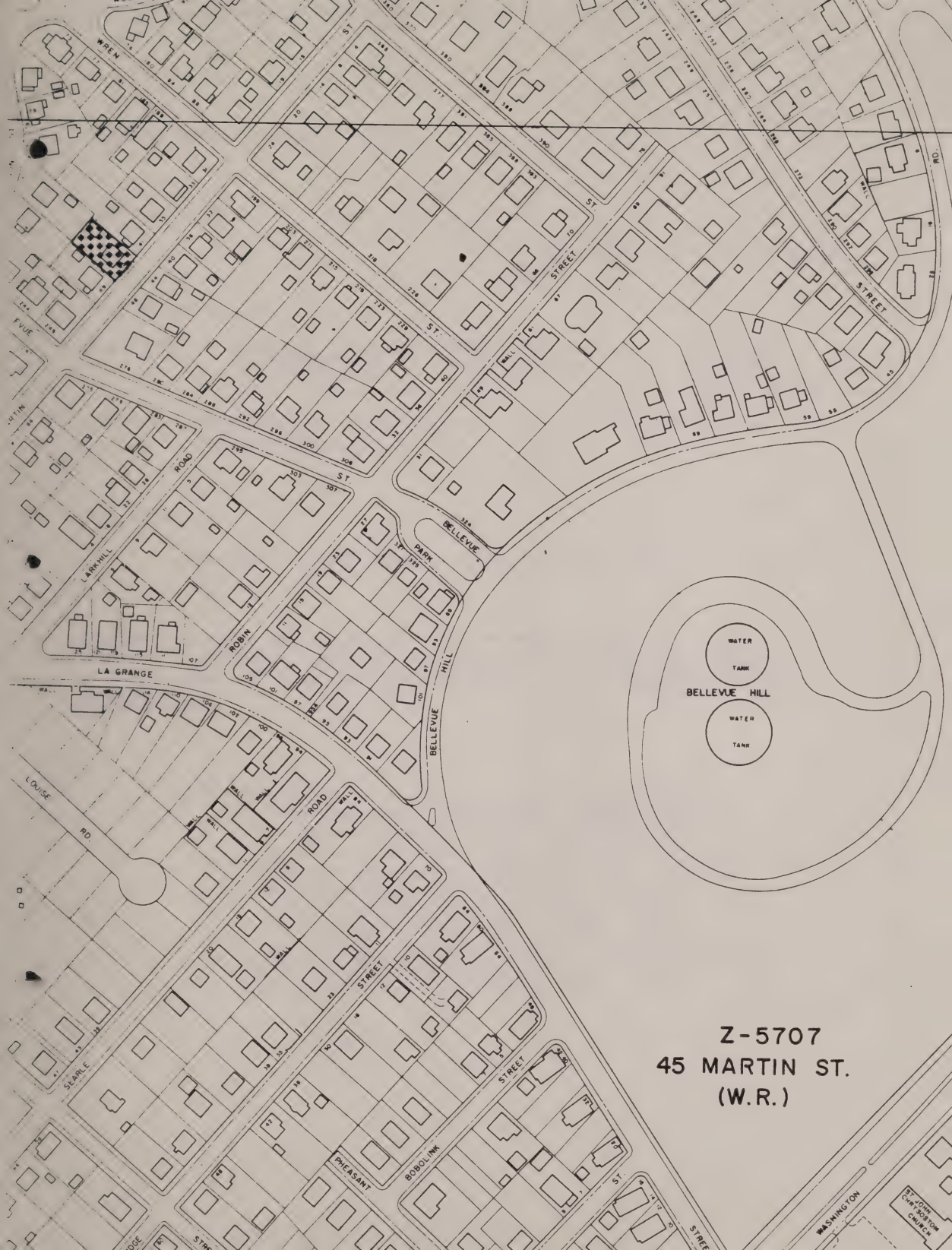
Floor area ratio is excessive.

Rear yard is insufficient.

Addition (19' x 26') will provide family room. Abutters have no objection.  
Recommend approval with proviso.

VOTED: In reference to petition Z-5707, Michael Black, 45 Martin Street, West Roxbury, for two variances to erect a one-story addition to a one-family dwelling in a single family (S-.3) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Family room addition will have no adverse impact.





Z-5707  
45 MARTIN ST.  
(W.R.)

WASHINGTON

ST. JOHN  
BAPTIST  
CHURCH

## Board of Appeal Referrals 7/15/82

Hearing: 7/20/82

Z-5708

Matthew DiCarlo

17-19 Wiget and 21 North Margin Streets,  
Boston

Five-story structure

|              |                             |                                |                             |
|--------------|-----------------------------|--------------------------------|-----------------------------|
| District(s): | apartment <u>H-3</u>        | general business <u>      </u> | industrial <u>      </u>    |
|              | residential <u>      </u>   | local business <u>      </u>   | waterfront <u>      </u>    |
|              | single family <u>      </u> |                                | manufacturing <u>      </u> |

Purpose: change occupancy from furniture storage to 15 apartments and furniture storage.

Violation(s):

Open space and off-street parking are insufficient.

Apartment units to be constructed on third, fourth, and fifth floors. Proposal would enhance structure; occupancy is consistent with residential area. Parking lot is located directly opposite site. Recommend approval with provisos.

VOTED: In reference to petition Z-5708, Matthew DiCarlo, 17-19 Wiget and 21 North Margin Streets, Boston, for two variances for change of occupancy from furniture storage to fifteen apartments and furniture storage in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that vehicular access and egress be from North Margin Street; that petitioner acquire or lease space to provide required off-street parking; that plans be submitted for design review.





Z-5708  
17-19 WIGET ST  
21 NORTH MARGIN ST  
(B.P.)

Board of Appeal Referrals 7/15/82

Hearing: 7/27/82

Z-5709  
Unitarian Universalist Association  
7 Mt. Vernon Place, Boston  
Near Joy Street

3½-story structure

|              |                             |                                |                             |
|--------------|-----------------------------|--------------------------------|-----------------------------|
| District(s): | apartment <u>H-2-65</u>     | general business <u>      </u> | industrial <u>      </u>    |
|              | residential <u>      </u>   | local business <u>      </u>   | waterfront <u>      </u>    |
|              | single family <u>      </u> |                                | manufacturing <u>      </u> |

Purpose: change occupancy from four apartments to lodging house  
(17 persons).

Violation(s):

Board house is conditional use.

Off-street parking is insufficient.

Conversion would provide lodging for officials and committee members in Boston on church business. Proposal represents further institutional expansion in residential area and removal of property from taxable status. Beacon Hill Civic Association is opposed. Recommend denial.

VOTED: In reference to petition Z-5709, Unitarian Universalist Association, 7 Mt. Vernon Place, Boston, for a conditional use and a variance for change of occupancy from four apartments to lodging house in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial. Conversion would provide lodging for officials and committee members in Boston on church business. Proposal represents further institutional expansion in residential area and removal of property from taxable status. Beacon Hill Civic Association is opposed.





Z-5709

7 MT VERNON ST.  
(B.P.)

Board of Appeal Referrals 7/15/82

Hearing: 7/27/82

Z-5715  
John Madden  
62 Hichborn Street, Brighton  
near Herrick Street

One-story structure

|              |                    |                       |                     |
|--------------|--------------------|-----------------------|---------------------|
| District(s): | apartment_____     | general business_____ | industrial_____ I-2 |
|              | residential_____   | local business_____   | waterfront_____     |
|              | single family_____ |                       | manufacturing_____  |

Purpose: erect one-story addition to welding shop.

Violation(s):

Rear yard is insufficient.

Accessory storage addition is existing. Area is predominantly industrial.  
No opposition. Recommend approval.

VOTED: In reference to petition Z-5715, John Madden, 62 Hichborn Street, Brighton, for a variance to erect a one-story addition to a welding shop in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval. Accessory storage addition is existing. Area is predominantly industrial.





62 HICHBORN ST  
BRIT  
2, 5715

## Board of Appeal Referrals 7/15/82

Hearing: 7/20/82

Z-5723  
Marshall Real Estate  
Alvin Schmertzler  
48-50 Winter Street, Boston  
near Tremont Street

Five-story structure

|              |                    |                            |                    |
|--------------|--------------------|----------------------------|--------------------|
| District(s): | apartment_____     | general business B-10_____ | industrial_____    |
|              | residential_____   | local business_____        | waterfront_____    |
|              | single family_____ |                            | manufacturing_____ |

Purpose: erect two projecting signs.

Violation(s):

Two projecting signs not allowed.

Signs will indicate restaurant and shirt-poster businesses existing in building. Recommend approval with proviso.

VOTED: In reference to petition Z-5723, Marshall Real Estate, 48-50 Winter Street, Boston, for a conditional use to erect two projecting signs in a general business (B-10) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.





2-5723  
48-50 WINTER ST.  
(B.P.)

Board of Appeal Referrals 7/15/82

Hearing: 7/27/82

Z-5726  
Jan Siannas, Trustee  
21 Gardner Street, Allston  
near Linden Street

2½-story structure

|              |                       |                       |                    |
|--------------|-----------------------|-----------------------|--------------------|
| District(s): | apartment_____        | general business_____ | industrial_____    |
|              | residential R-.8_____ | local business_____   | waterfront_____    |
|              | single family_____    |                       | manufacturing_____ |

Purpose: change occupancy from lodging house to six apartments.

Violation(s):

Open space is insufficient.

Building is fire damaged, vacant, open, and an eyesore on street. Proposal is compatible with residential area. Recommend approval with proviso.

VOTED: In reference to petition Z-5726, Jan Siannas, Trustee, 21 Gardner Street, Allston, for a variance for change of occupancy from lodging house to six apartments in a residential (R-.8) district, the Boston Redevelopment recommends approval provided plans are submitted to the Authority for design review.





(ALLSTON)

2-5726  
21 GARDNER ST.

Board of Appeal Referrals 7/15/82

Hearing: 7/27/82

Z-5728

Anna M. Brando

41-43 Selden Street, Dorchester  
near Capen Street

2½-story structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential R-.8 local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: change occupancy from two-family dwelling to two-family dwelling  
and day care center for 24 children.

Violation(s):

Day care center is conditional use.

Site is inappropriate in middle of residential street. Facility would  
have an adverse impact on surrounding properties. Abutters and neighbors  
have expressed opposition. Recommend denial.

VOTED: In reference to petition Z-5728, brought by  
Anna M. Brando, 41-43 Selden Street, Dorchester,  
for a forbidden use for change of occupancy from  
two-family dwelling to two-family dwelling and  
day care center for twenty-four children in a  
residential (R-.8) district, the Boston  
Redevelopment Authority recommends denial. Site  
is inappropriate in middle of residential street.  
Facility would have an adverse impact on sur-  
rounding properties. Abutters and neighbors  
have expressed opposition.





41-43 SELDEN ST  
(DOR)

Z-5728

Board of Appeal Referrals 7/15/82

Hearing: 7/27

Single family dwelling

Z-5753

George Sarmaniotte

6 DeRoma Road, West Roxbury  
near St Theresa Avenue

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family S-.5 manufacturing \_\_\_\_\_

Purpose: erect a one story addition

Violation(s):  
Section

Rear yard is insufficient

Proposal would provide room for family use. Recommend approval with proviso.

VOTED: In reference to petition Z-5753, George Sarmaniotte, 6 DeRoma Road, West Roxbury, for a variance to erect a one story addition to a one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.





6 DE ROMA RD  
(W.R.)  
Z-5753

Board of Appeal Referrals 7/15/82

Hearing: 7/27

Z-5754  
Oy Wah Yue  
79 River St & 8-10  
Sturbridge St, Dorchester

One story structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential R-.5 local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: change occupancy from real estate office to Chinese take out  
restaurant; combine lots

Violation(s):  
Section

Take out restaurant is forbidden use

Structure was last used as beauty salon. Proposed nonconforming  
restaurant facility is inappropriate in this congested area. Residents  
opposed. Recommend denial.

VOTED: In reference to petition Z-5754, Oy Wah Yue,  
79 River & 8-10 Sturbridge Streets, Dorchester,  
for a forbidden use for change of occupancy from  
real estate office to Chinese take out restaurant  
and combine lots in a residential (R-.5) district,  
the Boston Redevelopment Authority recommends denial.  
Structure was last used as beauty salon. Proposed  
nonconforming restaurant facility is inappropriate  
in this congested area. Residents opposed.





Z-5754  
8-10 STURBRIDGE ST.  
79 RIVER ST.  
(DOR.)

Board of Appeal Referrals 7/15/82

Hearing: 7/27

Z-5761

Leonard Petrone & Kenneth Capozzi  
159 Maverick Street, East Boston  
at Bremen Street

One story structure

|              |                    |                           |                    |
|--------------|--------------------|---------------------------|--------------------|
| District(s): | apartment_____     | general business_____     | industrial_____    |
|              | residential_____   | local business <u>L-1</u> | waterfront_____    |
|              | single family_____ |                           | manufacturing_____ |

Purpose: change occupancy from private garage to repair shop garage and use premises for parking of 50 cars

Violation(s):  
Section

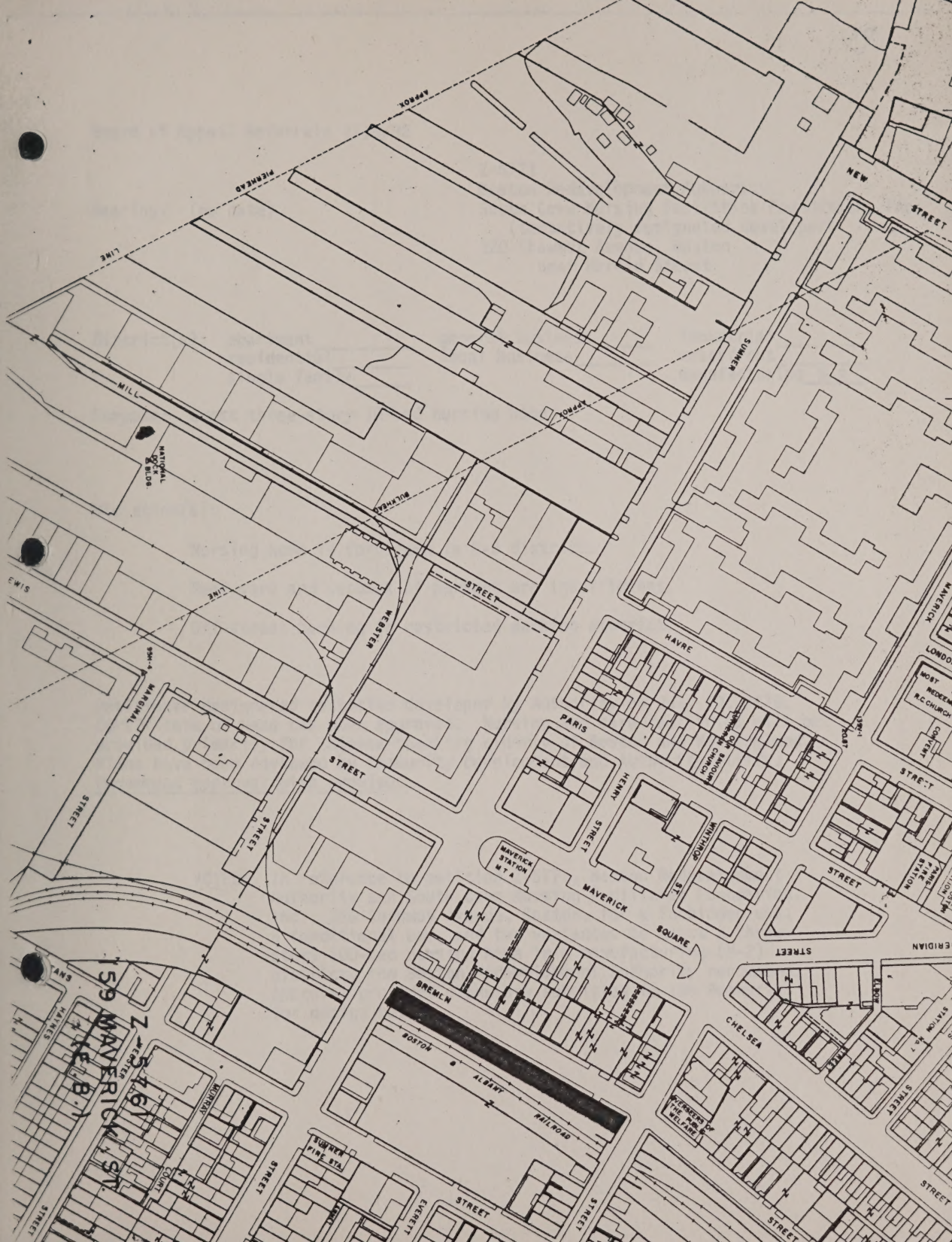
Auto body repair shop garage is conditional use

Parking lot is conditional use

Proposal will have a negative impact on the residential neighborhood, generate traffic and intensify congestion. Lot cannot adequately accommodate 50 cars. Residents are opposed. Recommend denial.

VOTED: In reference to petition Z-5761, Leonard Petrone & Kenneth Capozzi, 159 Maverick Street, East Boston, for two conditional uses for change of occupancy from private garage to repair shop garage and use premises for parking of fifty cars in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposal will have a negative impact on the residential neighborhood, generate traffic and intensify congestion. Lot cannot adequately accommodate fifty cars. Residents are opposed.







Board of Appeal Referrals 7/15/82

Hearing: (no date)

Z-5771  
Boston Redevelopment Authority  
South Cove Nursing Facilities Foundation, Inc.  
(tentatively designated developer)  
120 Shawmut Avenue, Boston  
near Herald Street

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing M-2

Purpose: erect three-story 10-bed nursing home.

Violation(s):

Nursing home is forbidden in M-2 district.

Rear yard and setback of parapet are insufficient.

Off-street parking in restricted parking district.

Petitioner designated tentative developer by Authority on July 19, 1979. Certificate of Need has been approved. Nursing and care facilities will be provided primarily for Chinese-speaking elderly of Boston and New England. Plans have been reviewed by Community Development and Authority staffs. Recommend approval with proviso.

VOTED: In reference to petition Z-5771, Boston Redevelopment Authority and South Cove Nursing Facilities Foundation, Inc., 120 Shawmut Avenue, Boston, for a forbidden use, a conditional use, and two variances to erect a three-story 100-bed nursing home in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.





Z-5771  
120 SHAWMUT AVE.  
(B. P.)

